

LOCAL HISTORIC DISTRICT: Plaza Midwood
PROPERTY ADDRESS: 1708 Thomas Avenue
SUMMARY OF REQUEST: Addition
APPLICANT: Craig Isaac (Tori Jahn/Nichole Gordon, Owners)

This application was continued from September for height reduction.

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow style house constructed in 1930. Architectural features include a low gable roof with front shed dormer and full width porch. Adjacent structures are one, one and one half, and two story dwellings.

Original Proposal

The proposal is a second story addition with a front and rear dormer. The front shed dormer would be replaced with a taller gabled dormer. The new ridge height is approximately 9.75' taller than existing, total height is +/-27'. Siding materials are wood with trim details to match existing.

Revised Proposal – September 9, 2015

Revisions to the previous plans include the following:

1. The front dormer roof has been changed from a gable to a shed.

Revised Proposal – October 14, 2015

1. The overall height has been reduced to 25'
2. The second story window on the right side has been changed to a casement window.
3. Siding materials are wood with trim details to match existing.

Policy & Design Guidelines - Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

| <i>1. All additions will be reviewed for compatibility by the following criteria:</i> | |
|---|---|
| <i>a. Size</i> | <i>the relationship of the project to its site</i> |
| <i>b. Scale</i> | <i>the relationship of the building to those around it</i> |
| <i>c. Massing</i> | <i>the relationship of the building's various parts to each other</i> |
| <i>d. Fenestration</i> | <i>the placement, style and materials of windows and doors</i> |
| <i>e. Rhythm</i> | <i>the relationship of fenestration, recesses and projections</i> |
| <i>f. Setback</i> | <i>in relation to setback of immediate surroundings</i> |
| <i>g. Materials</i> | <i>proper historic materials or approved substitutes</i> |
| <i>h. Context</i> | <i>the overall relationship of the project to its surroundings</i> |

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

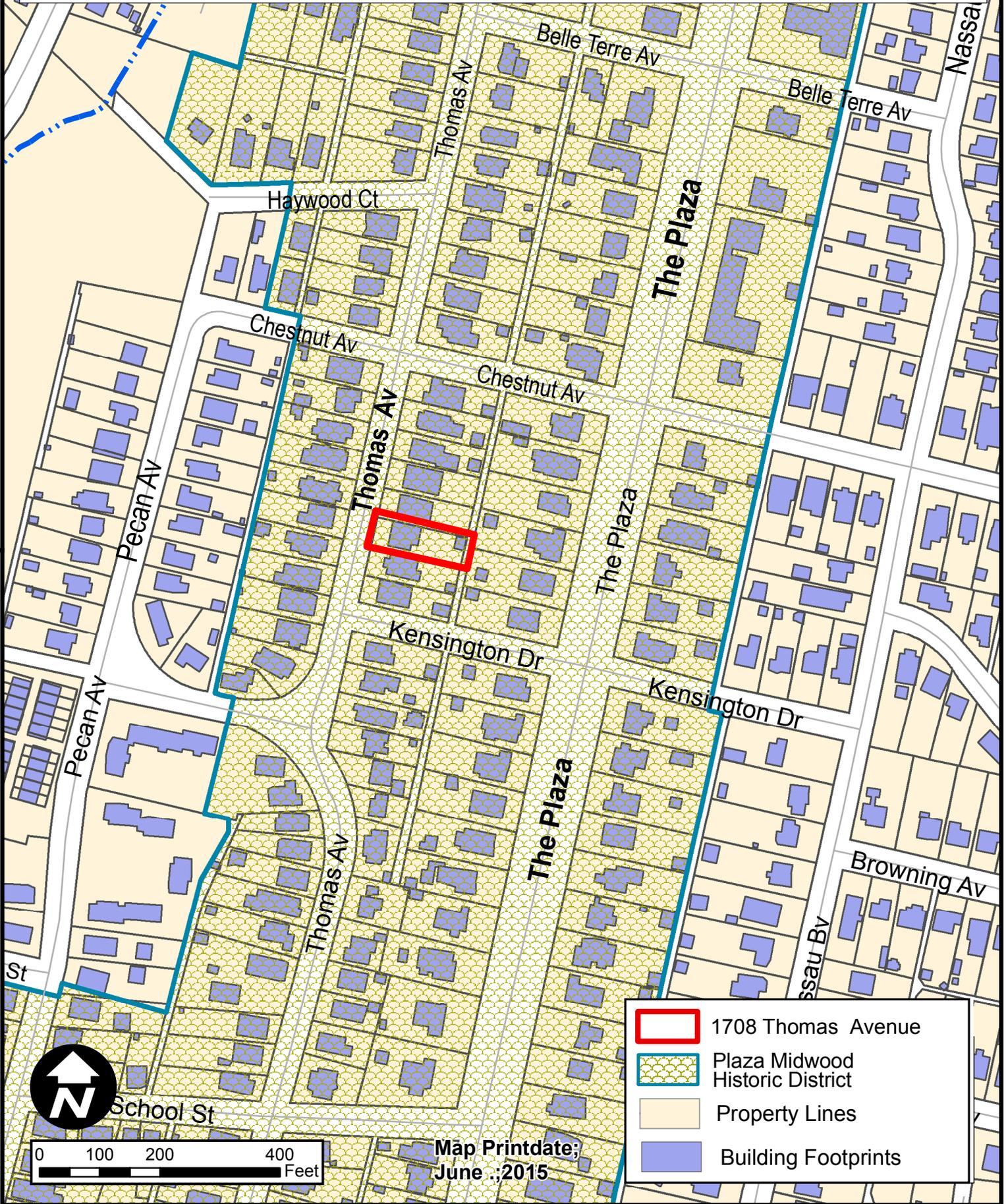
Staf

f Analysis

The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

Charlotte Historic District Commission - Case 2015-145

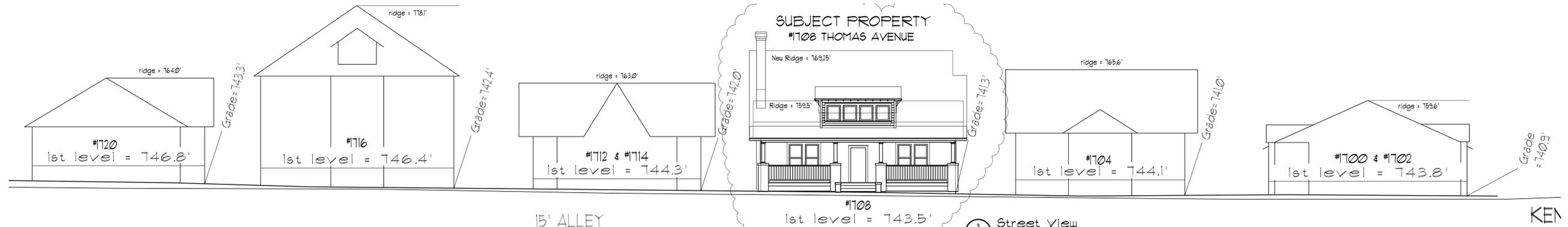
Historic District; Plaza Midwood



- 1708 Thomas Avenue
- Plaza Midwood Historic District
- Property Lines
- Building Footprints

Map Printdate:
June 2015

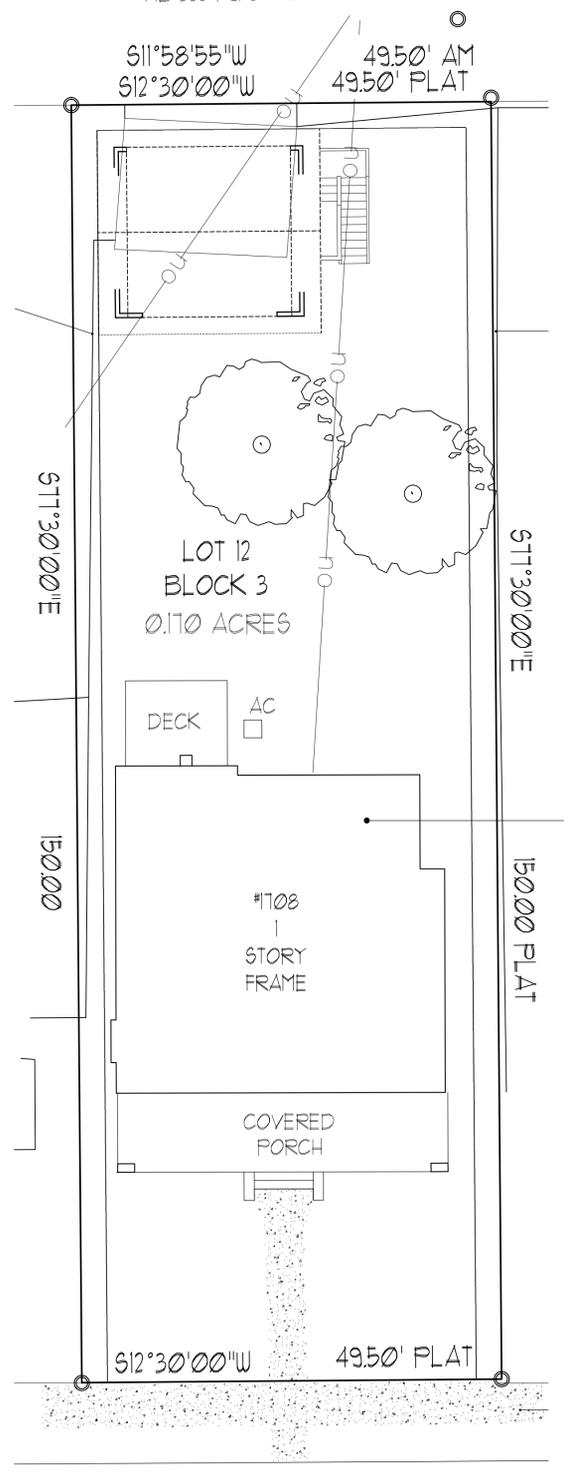
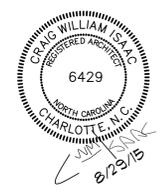
0 100 200 400 Feet



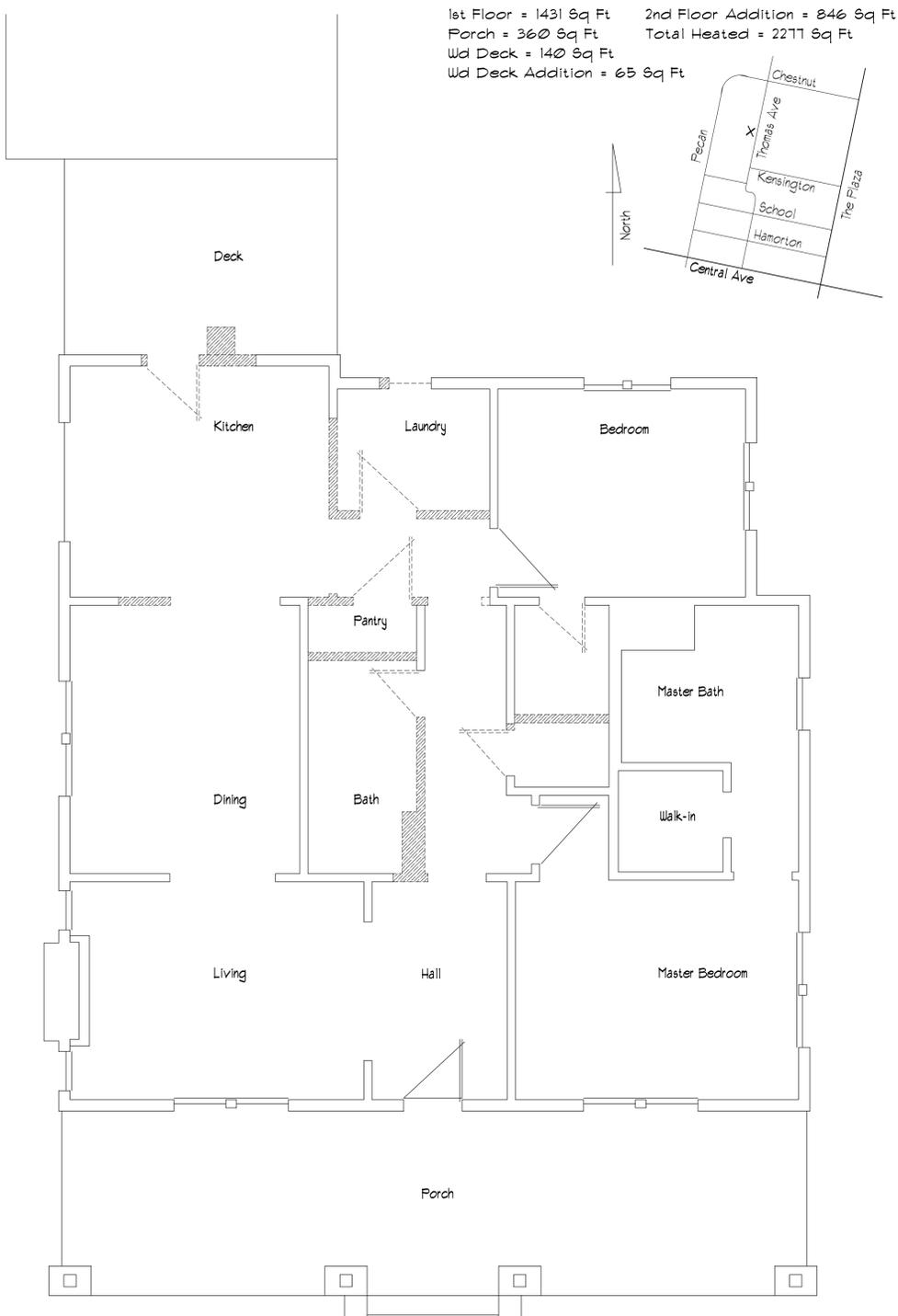
3 Street View
1/8" = 1' - 0"

1708 Thomas Avenue
Square Footage Summary

| | |
|-----------------------------|--------------------------------|
| 1st Floor = 1431 Sq Ft | 2nd Floor Addition = 846 Sq Ft |
| Porch = 360 Sq Ft | Total Heated = 2277 Sq Ft |
| Wd Deck = 140 Sq Ft | |
| Wd Deck Addition = 65 Sq Ft | |



1 Site Plan
1" = 10' - 0"



2 1st Floor Demolition
1/4" = 1' - 0"



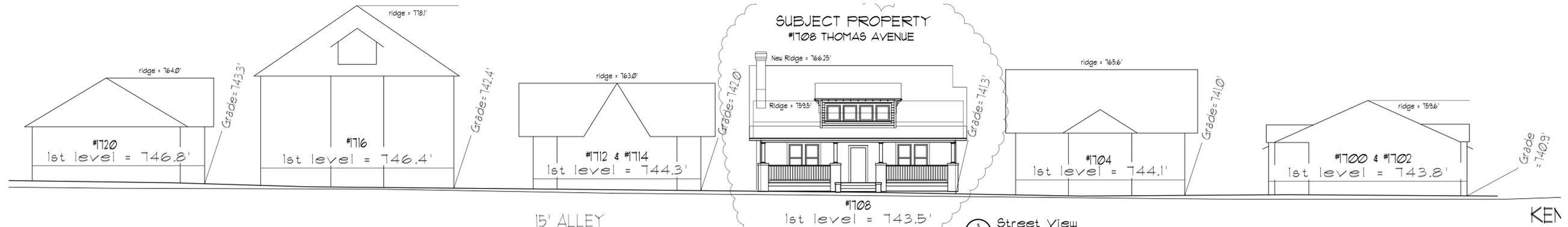
Jahn/ Gordon
Renovation/
Addition

1708
Thomas
Avenue

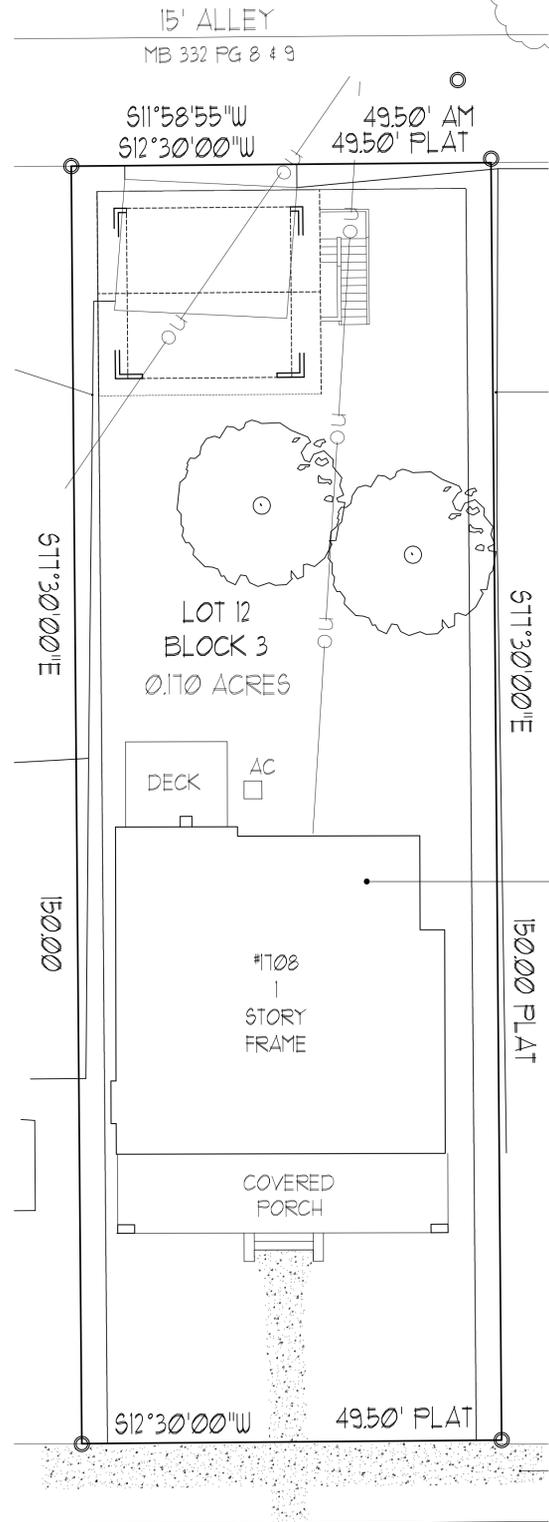
Charlotte
NC

May 20, 2015
June 21, 2015
July 29, 2015
August 29, 2015

SEPTEMBER 2015



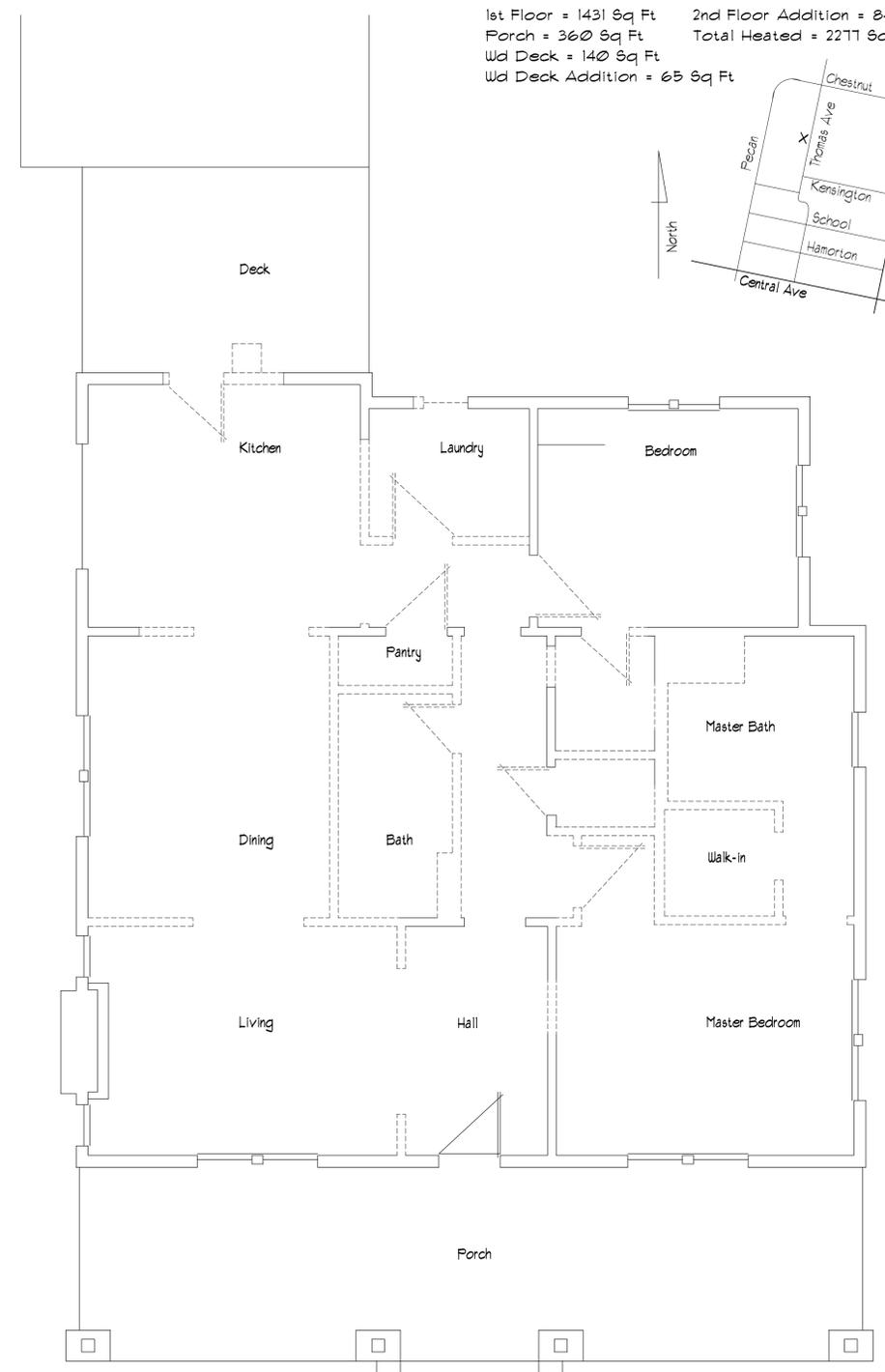
OCTOBER



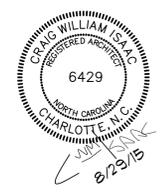
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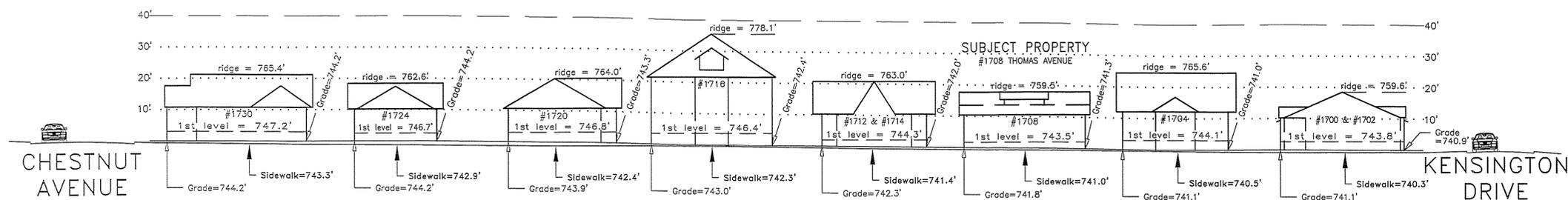
A-1

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 1st day of July, 2015.



Andrew G. Zoutewelle
 Andrew G. Zoutewelle
 Professional Land Surveyor
 NC License No. L-3098

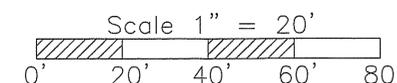


T H O M A S A V E N U E

A.G. ZOUTEWELLE
SURVEYORS

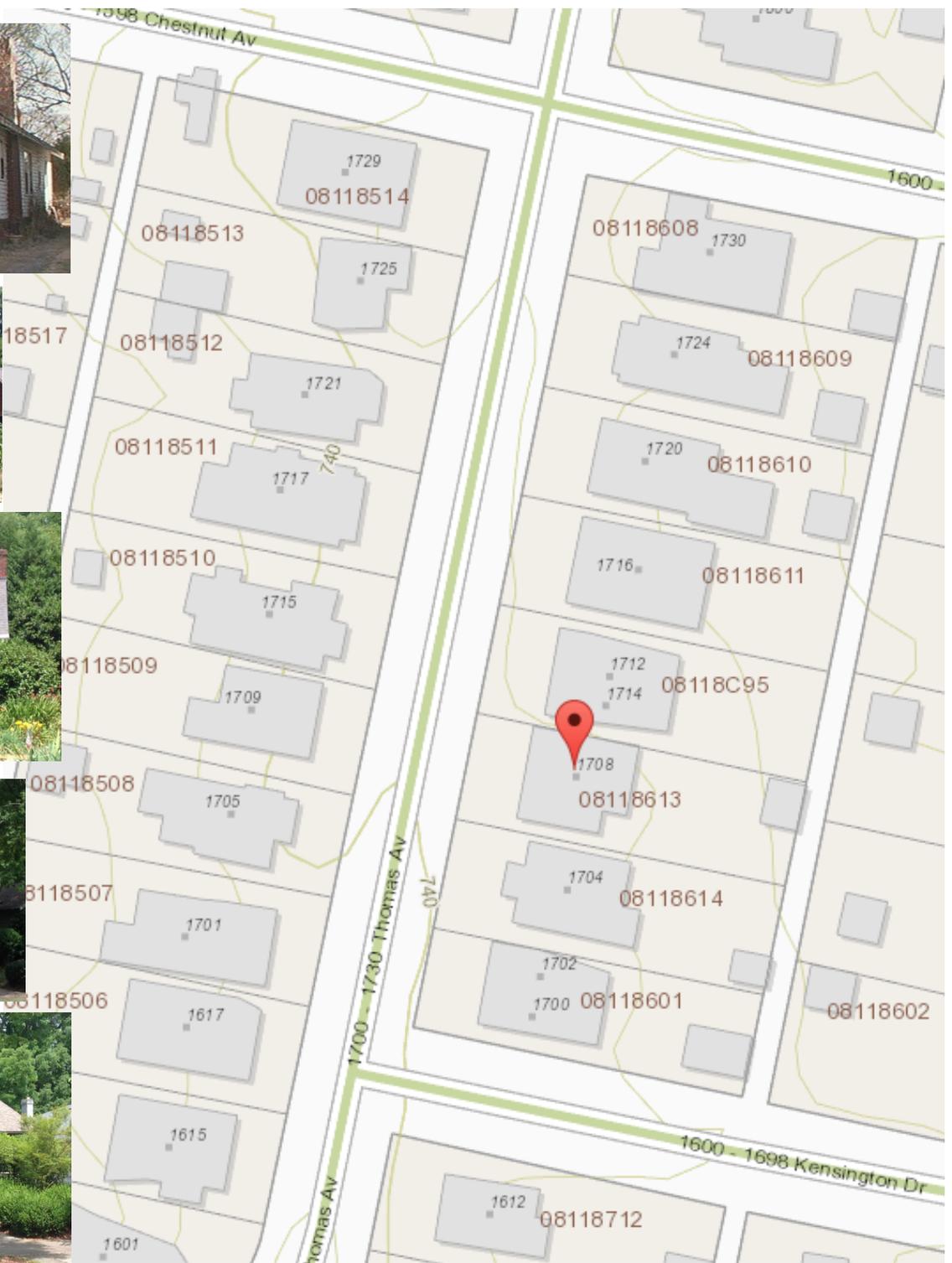
1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm Licensure Number C-1054

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 Building Heights Sketch of
1700 BLOCK of THOMAS AVENUE
EVEN SIDE - FACING EAST
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 July 01, 2015



General Notes:

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.





1716



1712/1714



1708



1704



1700/1702



1730



1724



1720



1701



1705



1709



1715

SEPTEMBER 2015

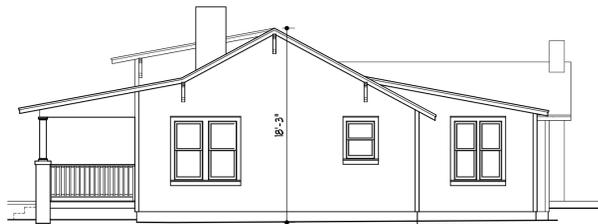
Exterior Walls to be Fully Sheathed w/ 1/2 Plywood
in Lieu of R6@24 Bracing Requirements
w/ exception 2' Panel Edges to be Fastened at 3" o.c.
and 6" o.c. at Intermediate Framing



4 Ren Right Elevation
1/4" = 1' - 0"



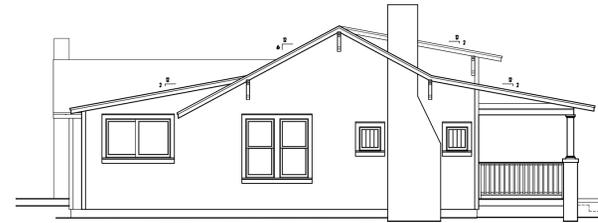
1 Ren Front Elevation
1/4" = 1' - 0"



5 Existing Right Elev
1/8" = 1' - 0"



5 Existing Rear Elev
1/8" = 1' - 0"



5 Existing Left Elev
1/8" = 1' - 0"



5 Existing Front Elev
1/8" = 1' - 0"

Note:
Re-use as Much Existing
Material as possible or
Match Existing Profiles,
Finishes and Dimensions.



3 Ren Rear Elevation
1/4" = 1' - 0"



2 Ren Left Elevation
1/4" = 1' - 0"

CRAIG W ISAAC
ARCHITECTURE
Studio Lane
900 Linda Lane
Charlotte, NC 28211
Architecture
Interior Design
Product Design
704 358 1365



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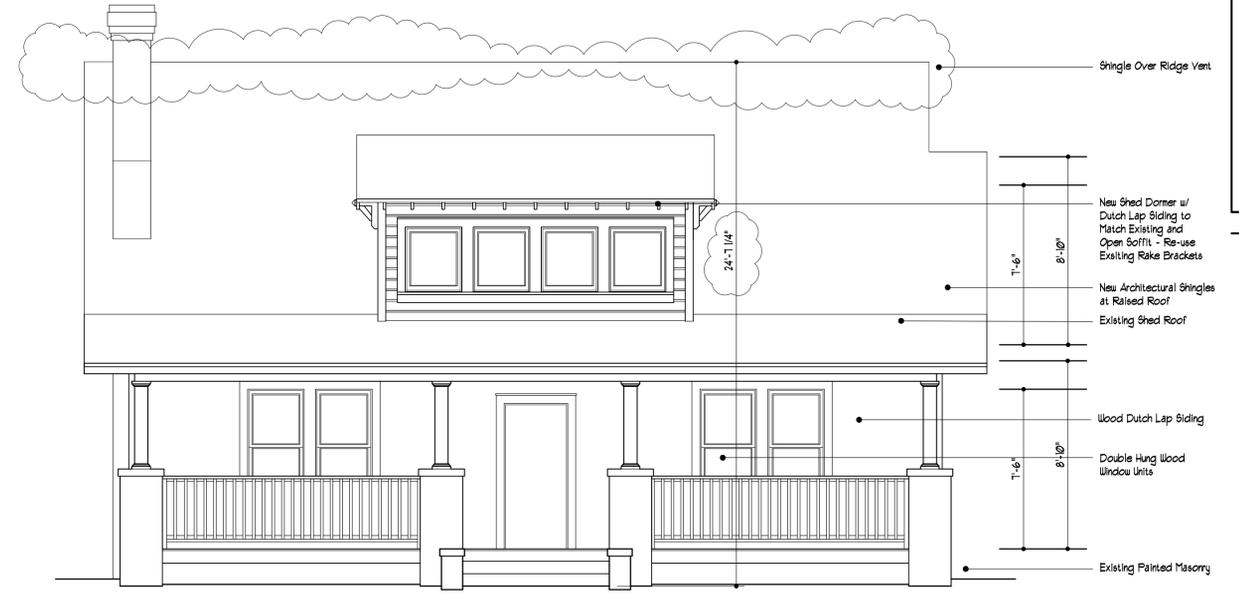
A-4

October 2015

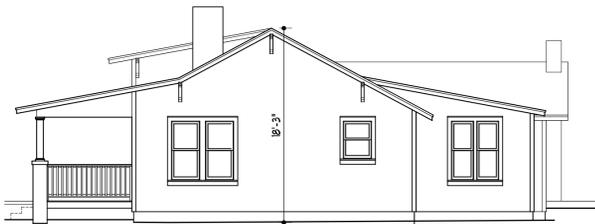
Exterior Walls to be Fully Sheathed w/ 1/2 Plywood
in Lieu of R6@210 Bracing Requirements
w/ exception 2, Panel Edges to be Fastened at 3" o.c.
and 6" o.c. at Intermediate Framing



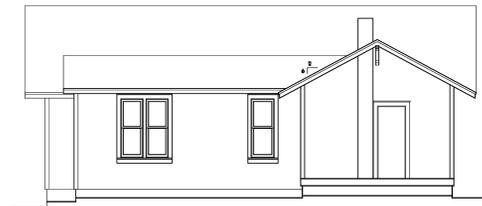
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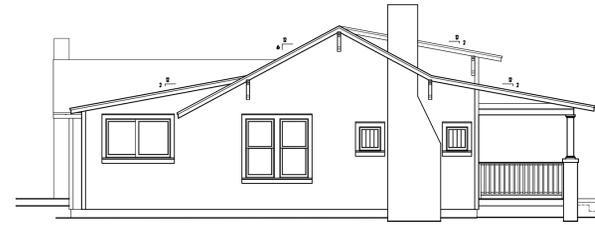
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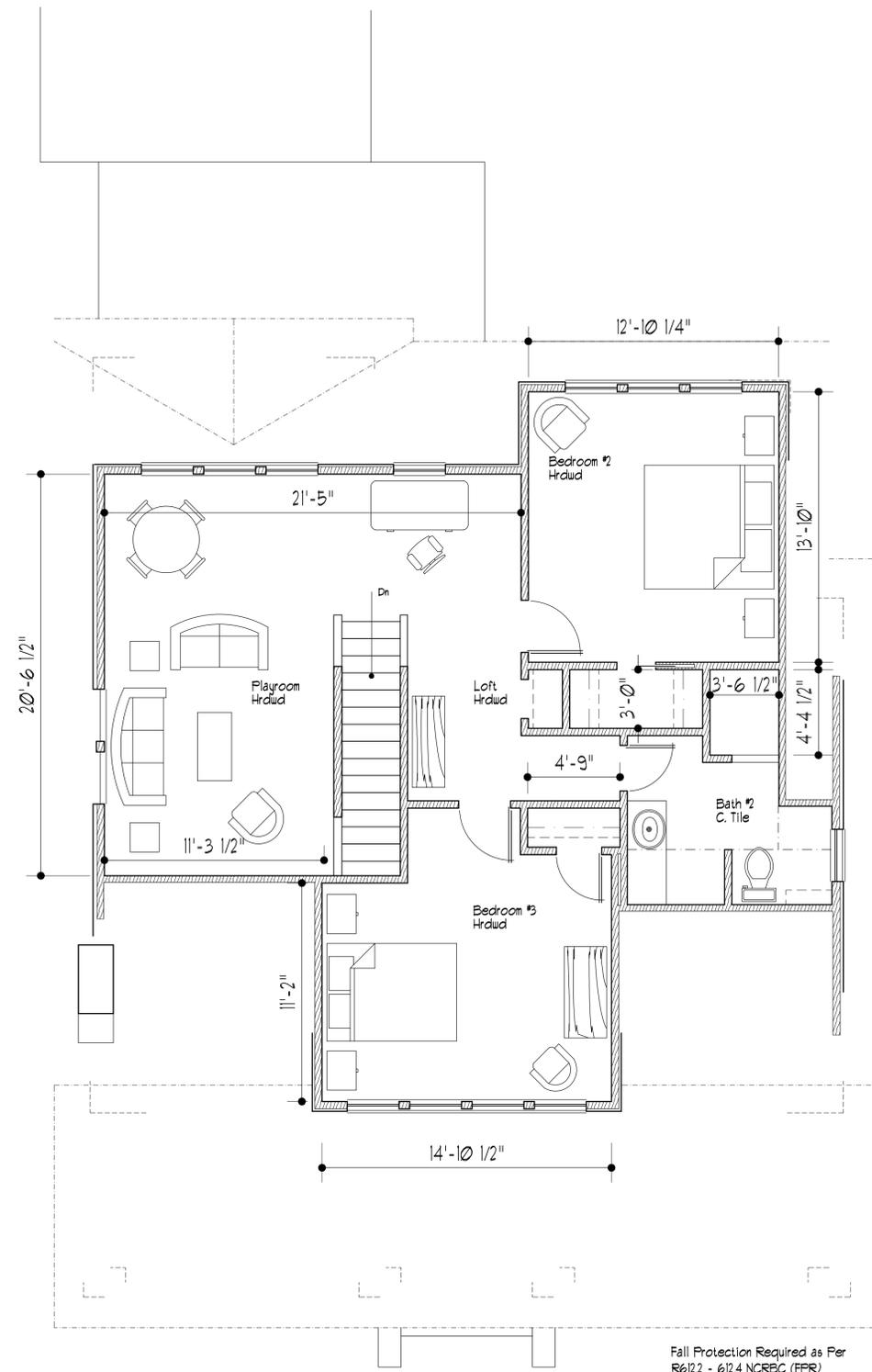
| | | |
|---------------------------|---------------------|------------|
| L 3 1/2" x 3 1/2" x 1/4" | Not More Than 3'-6" | 4" Bearing |
| L 5" x 3 1/2" x 5/16" LLV | 3'-7" to 8'-0" | 6" Bearing |
| L 6" x 3 1/2" x 5/16" LLV | 8'-1" to 10'-0" | 8" Bearing |

Steel Beams require 5- 2x4 Studs Under Each End Support UNO.
 LVL Beams require 3- 2x4 Studs Under Each End Support UNO.
 Headers Under 6'-0" require 1 King & 1 Jack Stud Under Each End Support UNO.
 Headers over 6'-0" require 2- 2x4 Studs Under Each End Support UNO.

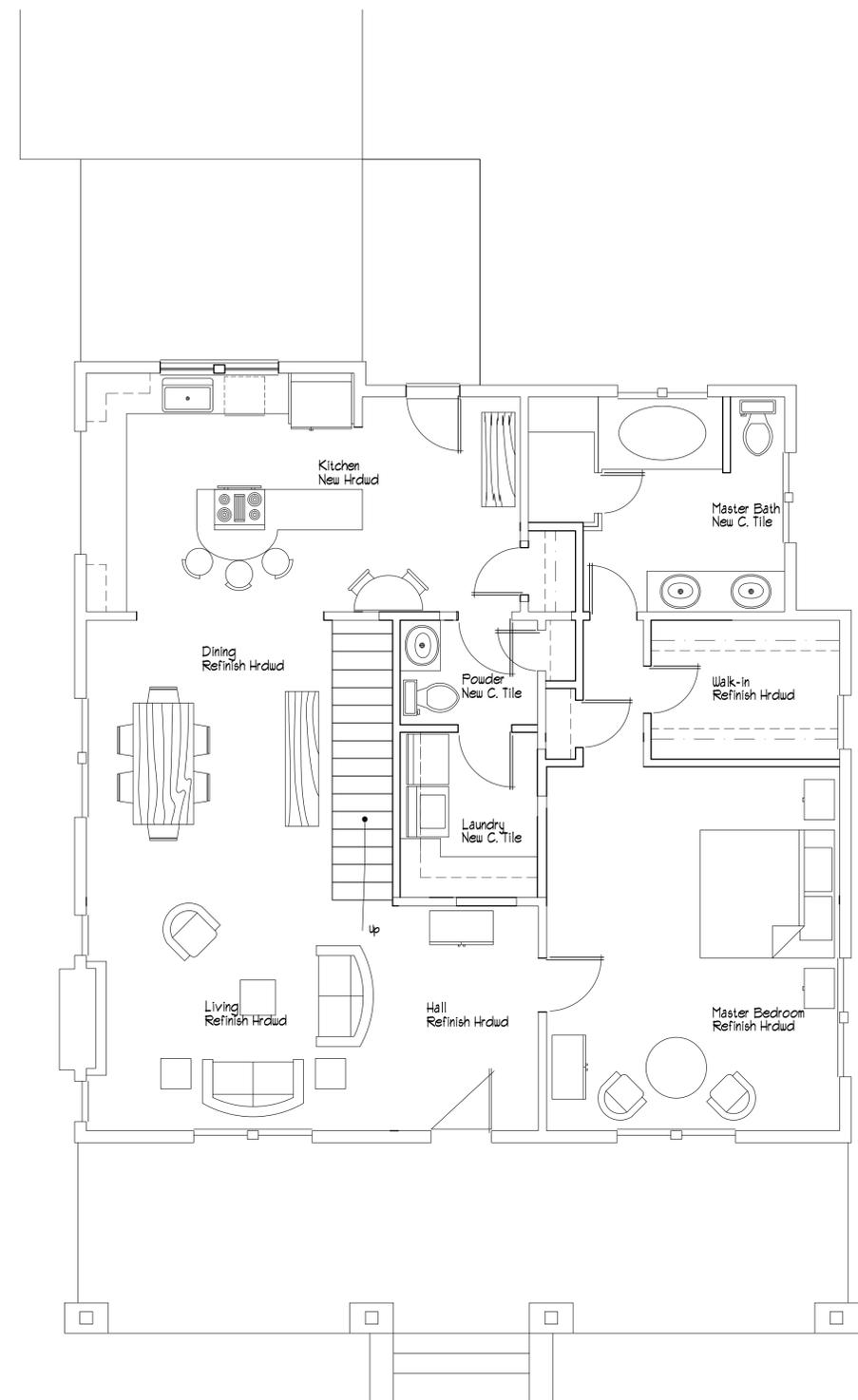
In Lieu of Wall Bracing Requirements of Section R602.10, All Stories Shall Be Sheathed With Wood Structural Sheathing Panels. Panels Shall Be Fastened at 6" o.c. Along The Edges and 12" o.c. at Intermediate Framing. Unless Noted Otherwise on the Drawings, No Blocking, Straps, or Special Holddowns Are Required if Sheathed as Described Above. Garage Door Portals/ Lugs Shall Be Anchored w/ a Min. of (2) Anchor Bolts Per Lug Per The Foundation Anchorage Requirements. If Required by Engineering Evaluation, Additional Portal Framing Requirements Will Be Shown on The Drawings.

Factory Built Gas Fireplace as per Chapter 10
 Section R-1004, R-1005 & R-1006
 NC State Residential Building Code

| Member Size | Simpson Hanger |
|------------------------|------------------|
| (2) 2x8 | HUS 28-2 |
| (2) 2x10 | HUS 210-2 (max.) |
| (2) 2x12 | HUS 212-2 (max.) |
| (2) 1 3/4 x 9 1/4 LVL | HU 410 (max.) |
| (2) 1 3/4 x 11 7/8 LVL | HU 412 (max.) |
| (2) 1 3/4 x 14 LVL | HU 416 (max.) |
| (2) 1 3/4 x 16 LVL | HH5U 410 |
| All Triple LVL's | HH5U 5.50/10 |



2 2nd Floor Addition
 1/4" = 1'-0"



1 1st Floor Plan
 1/4" = 1'-0"



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